

CONSTRUCTION LOAN

PROGRAM DETAILS

Overview

STARTING

10.99%

New Construction Loans are short-term bridge loans used to develop and construct properties or complete major rehab projects. REID structures Construction Loans with terms ranging from 1 to 2-years. Loans are interest only, with a no prepayment penalty in most cases. **Loan fees and interest rate are be totally financed within the loan**, dependent upon property type, LTV, ARV, DSDR, market location, loan size, use of funds, property condition, and sponsor experience. Non-Dutch Interest. Minimum 10% to 20% equity required.

Experience: Prefer 2 similar completed projects within last 2-3 years

Ownership:

Properties must be held in an LLC, partnership, trust, or other corporate structure. In most cases, properties cannot be held in an individual's name, solely or jointly. Unless non-recourse, borrowers are personally responsible for property and mortgage performance.

Reserves:

Varies based-upon LTV, property type, and location

Loan Processing Fee:

between \$500 - \$5000

Appraisal & Closing Estimate:

Borrower pays 3rd party Appraisal and closing cost

Property Type:

SFR (1-4 Unit), Townhomes, Condos, Multifamily

Loan Amount:

\$100k - \$4M

Purpose:

Purchase or Refinance

Term:

12, 18, 24 months

Doc Type:

Lite Doc

Property Use:

Investment

Max LTV:

80.00%

Max LTC:

100.00%

Max ARV:

75.00%

Min Credit Score:

600+